ORDER PROFESSION TO THE INC

IN RE: PETITION FOR RESIDENTIAL

ZONING VARIANCE

E/S Brick Store Road, 1150 ft. +/- SE of c/l Upper Beckley Rd.

18601 Brick Store Road 5th Election District 3rd Councilmanic District

Wayne D. Rushing, et ux

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 95-418-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Wayne D. Rushing and Anna M. Rushing, his wife, for that property known as 18601 Brick Store Road in the John A. Randall subdivision (Hampstead section) of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a garage within a height of 22 ft. in lieu of the permitted 15 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Marie Color Barbara Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of June, 1995 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a garage within a height of 22 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:mmn

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

June 15, 1995

Mr. and Mrs. Wayne D. Rushing 18601 Brick Store Road Hampstead, Maryland 21074

> RE: Petition for Administrative Variance Case No. 95-418-A Property:18601 Brick Store Road

Dear Mr. and Mrs. Rushing:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:mmn encl.



Petition for Administrative Variance

95-418-4 to the Zoning Commissioner of Baltimore County

for the property located at

18601 Brick STore Road

which is presently zoned 2 C - 2

-	This Petition shall be filed with the Office of Zoning Administration & Development Management.	
	The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and	plet etteched
		4 6 0 0

hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.7; BCZR, TO PERMIT A GARAGE WITH A HEIGHT OF 22' IN LIEM OF THE PERMITTED 15'.

AND THIS WILL EXCEED THE 15 ft. HEIGHT ALLOWED.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

WE WOULD LIKE TO ADD STOKAGE SPACE OVER THE GARAGE AS WE HAVE RAN OUT OF LOOM FOR STOKAGE TNTHE HOUSE AND THIS WILL EXCEED THE 15FT. HEIGHT ALLOW

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ty	State	Zipcode	Address Phone No
dress	Phone No	,	Name
			W. Rushing
gnature			Name, Address and phone number of representative to be contacted
			Hampstead Md. 21074 City State Zipcode
Type or Print Name)			Address Phone No
		•	18601 Brick Store Rd. 410-374-
torney for Petitioner			\mathcal{U}
ty	State	Zipcode	Signature ~
			annaM. Rushing
dress			(Type or Print Name)
			Mrs. Anna M. Rushing
gnature			Signature 1
· ·			Warrang A Rushing
ype or Print Name)			Mr. Wayne D. Rushing (Type or Print Name)
ontract Purchaser/Lessee			•
to a December of the second			
Contract Purchaser/Lessee			i/We do solemnly declare and affirm, under the penalties of perjury, the legal owner(s) of the property which is the subject of this Patition. Legal Owner(s).

Zoning Commissioner of Baltimore County

ITEM #: 414



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the testify thereto in the event that a public hearing	e personal knowledge of the A g is scheduled in the future wi	Affiant(s) and that Affiant th regard thereto.	(s) is/are competent to
That the Affiant(s) does/do presently reside a	18601 Brick	Store Road	
	Hampstead	Md.	21074 Zip Code
That based upon personal knowledge, the fell Variance at the above address: (indicate hardship	lowing are the facts upon which or practical difficulty)	th I/we base the request fo	or an Administrative
	STORAGE SPACE		SRALF.,
AS WE KAN ON THE HOUSE	THE 15FT HEIO		
That Affiant(s) acknowledge(s) that if a promate be required to provide additional information of the provid	ation.	Cinna M. (signature) Anna M. Rus (type or print name)	Lushing
I HEREBY CERTIFY, this day of Maryland, in and for the County aforesaid,		, 19 <u>95</u> , before me, a	Notary Public of the State
the Affiants(s) herein, personally known or sa that the matters and facts hereinabove set for AS WITNESS my hand and Notarial Seal.	atisfactorily identified to me a th are true and correct to the	best of his/her/their know	leage and benefit.
5/4/9'3 date	NOTARY PU My Commissi	on Expires: Sept	NOTARY PUBLIC

95-418-A

ZONING DESCRIPTION FOR 18601 BRICK STORE ROAD

Beginning at a point on the EAST side of BRICK STORE ROAD

which is 18 FEET wide at the distance of FEET THEF of the upper Reckleyswille Ro. centerline of the nearest imporved street, which is 20 FEET wide. Being Lo # 2, Section # 3 in the subdivision of John A. Randall as recorded in Baltimore County Plat

Book # 44, Folio # 107, containing 2.641. Also known as 18601 BRICK STORE ROAD and located in the Election District

414

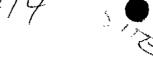
5, and Councilmainic District # 3.

Jan 19 to Williams

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towen, Maryland

Posted for: Nayau & Fana Rush L Location of property: 18601 Snill Store Rd	Date of Posting 5/26/95
Posted for: Variance	
Petitioner: Mayny & Anna Kush L	- M. J
Location of property: 12601 Drick STora Rd	(
· · · · · · · · · · · · · · · · · · ·	
Location of Signe: Facing woodway on prop	conty borning Zons &
	/
Remarks:	
Posted by Maffesty Date	of return: 6/2/95
Number of Signe: /	, ,





1000 pt 95 - 418 - A

Account: R-001-6150

Number Scan

Date 5-16-95

WAYNE RUSHING

STORE RO.

ADMIN. UAR. (010) __ Posting (080) __

5-,≪

\$85.00

A CARGO Callon De la companya de la

·hler Valldetion

Please Make Checks Payable To: Baltimore County

O1AO14OO34MICHRC

BA CO03:39PM05-17-95

Cashler Validation

Baltimore County Government Office of Zoning Administration and Development Management



H1 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising:

Item No.: 4/4

Petitioner: Wayne D. & Anna M.Rushing

Location: 18601 Brick Store Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anna M. Rushing

ADDRESS: 18601 Brick Store Road

Hampstead, Md. 21074

PHONE NUMBER: 374-2447

will kill will

_

AJ:qqs

(Revised 04/09/93)

ARNOLD JABLON, DIRECTOR

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

May 26, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re:

CASE NUMBER: 95-418-A (Item 414)

18601 Brick Store Road

E/S Brick Store Road, 1150'+/- SE of c/l Upper Beckleysville Road

5th Election District - 3rd Councilmanic

Legal Owner(s): Wayne D. Rushing and Anna M. Rushing

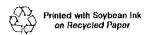
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 28, 1995. The closing date (June 12, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon Director

cc: Wayne and Anna Rushing



Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

June 8, 1995

Mr. and Mrs. Wayne D. Rushing 18601 Brick Store Road Hampstead, Maryland 21074

RE: Item No.: 414

Case No.: 95-418-A

Petitioner: W. D. Rushing, et ux

Dear Mr. and Mrs. Rushing:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

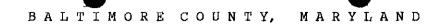
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Con 1

W. Carl Richards, Jr. Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean link on Recycled Paper



INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon,	Director, ZADM	DATE:	June 2	, 1995
FROM: Pat Keller, I	Director, OPZ			
SUBJECT: 18601 Brid	ck Store Road			
INFORMATION:				
Item Number:	414			
Petitioner:	Rushing Property			
Property Size:			····	
Zoning:	RC-2			Mad to the state of the state o
Requested Action:	Variance			
Hearing Date:				
SUMMARY OF RECOMMENT	DATIONS:			
The applicant reques of the required 15'.	sts a variance to permit a garage w	ith a h	eight o	f 22' in lieu
tioner will need to	oppose the applicant's request, i satisfy the burden imposed upon th onable hardship to justify the gran	em to p	rove pr	actical diffi-
	de Maria			
Prepared by:	They "V Xong	•		
Division Chief:	Jan Lelens	.		
PK/JL				

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 5, 1995 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief Mevelopers Engineering Section

RE: Zoning Advisory Committee Meeting for June 5, 1995

Items 413, (414.) 415, 416, 417, 418 and 419 %

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

T0:

ZADM

FROM:

DEPRM

Development Coordination

SUBJECT:

Zoning Advisory Committee Agenda: 5/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 05/31/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 413, 414, 417 AND 419.

RECEIVED

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation State Highway Administration

S-26-95

Baltimore County
Item No.: 4/4 (JCH)

Ms. Joyce Watson Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Re:

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours, Bob Small

Ronald Burns, Chief

Engineering Access Permits

Division

BS/

PETITION PROBLEMS AGENDA OF MAY 30, 1995

#412 --- JCM

1. Legal owner name on petition form does not agree with legal owner name on plat. Which one is correct? (Either plat or petition form needs to be corrected.)

i.

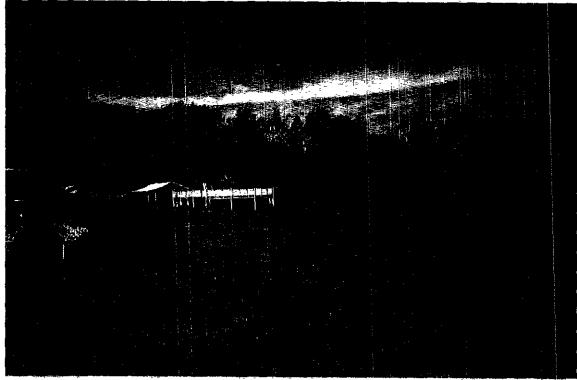
#414 --- JCM

1. Notary section is incomplete/incorrect.

#417 --- JLL

1. No review information on bottom of petition form.







WING IN III ME A

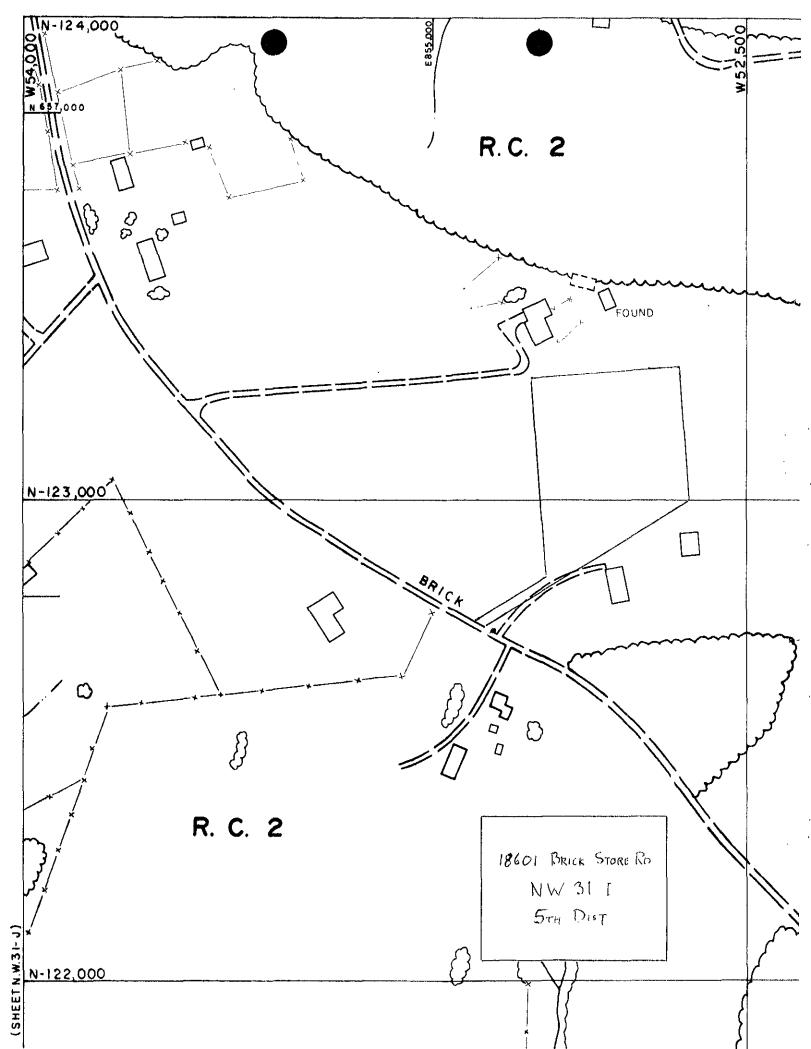
95-418-A

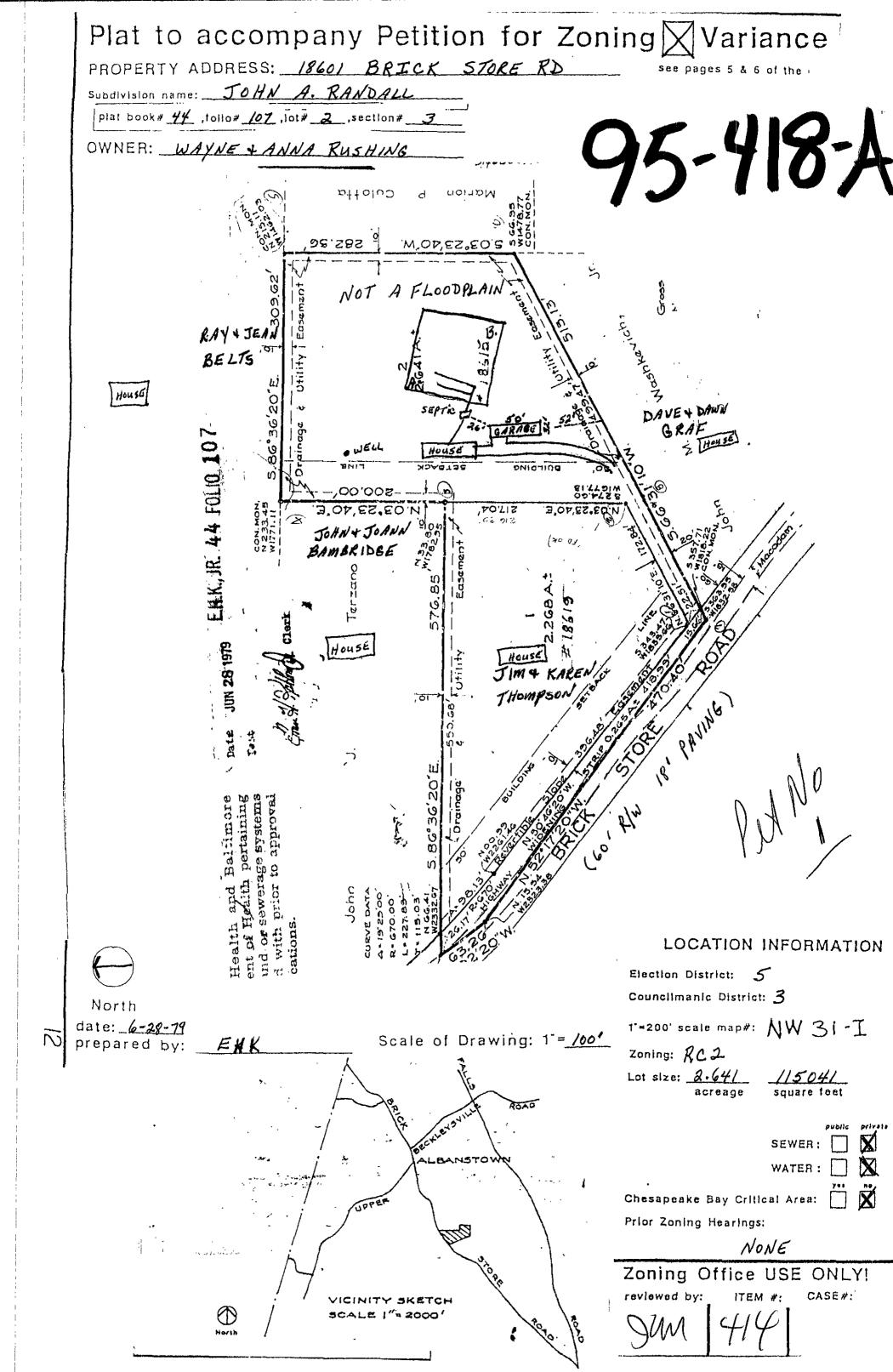


95-418-A



418





SOUTH OF

LOCATION

ALBANTOWN

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE E/S Brick Store Road, 1150 ft. * ZONING COMMISSIONER +/- SE of c/l Upper Beckley Rd. * OF BALTIMORE COUNTY 18601 Brick Store Road 5th Election District * Case No. 95-418-A 3rd Councilmanic District

> Wayne D. Rushing, et ux Petitioners * * * * * * * * * *

> > FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Wayne D. Rushing and Anna M. Rushing, his wife, for that property known as 18601 Brick Store Road in the John A. Randall subdivision (Hampstead section) of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a garage within a height of 22 ft. in lieu of the permitted 15 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of June, 1995 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a garage within a height of 22 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> 2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

> Zoning Commissioner for Baltimore County

Printed with Soybean Ink

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 18601 Brick Store Road

That based upon personal knowledge, the following are the facts upon which live base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE WOULD LIKE TO ADD STORAGE SPACE OVER THE GARAGE, AND THIS WILL EXCEED THE 15FT HEIGHT ALLOWED. AS WE KAN OUT OF STURAGE SPACE IN

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: ____, 19_95, before me, a Notary Public of the State

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

Being La # 2, Section # 3 in the subdivision of John A. Randall as recorded in Baltimore County Plat Book # 44, Folio # 107, containing 2.641. Also known as 18601 BRICK STORE ROAD and located in the Election District # 5, and Councilmainic District # 3.

upper BECKLEYSULLE Ro.

ZONING DESCRIPTION FOR 18601 BRICK STORE ROAD

Beginning at a point on the EAST side of BRICK STORE ROAD

which is 18 FEET wide at the distance of 27 FEET BASE of the

centerline of the nearest imporved street, which is 20 FEET

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

June 15, 1995

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

Mr. and Mrs. Wayne D. Rushing 18601 Brick Store Road Hampstead, Maryland 21074

> RE: Petition for Administrative Variance Case No. 95-418-A Property: 18601 Brick Store Road

Dear Mr. and Mrs. Rushing:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact cur Appeals Clerk at 887-3391.

> Lawrence E. Schmidt Zoning Commissioner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 95 -418-4 Towner, Maryland			
District 594 Posted for: Variance	Date of Posting 5/26/95		
***************************************	Le Storo Rds		
Location of Signe: Facy wood	ver, or property boing zons &		
Remarks:			
Posted by Manual Signature Sumber of Signature	Date of return: 6/2/95		

				7
	Enfrimere County Zoning Administration & Development Management 111 West Chesapeake Avenue Tousan, Maryland 21204	414	Account: R-001-6150	
- 5-1	16-95		Number 5	
WAYAE	RUSHING -		18 51	DRE Po.
_	UAR- (010)			50.00
) 0577/119	(080)		<u> </u>	35.00

BA C003:39PM05-17-95

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached

Contract Purchaser/Lesser

Attorney for Petitioner

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 18601 Brick STore Road which is presently zoned 2 (- 2

hereto and made a part hereof, hereog petition for a Variance from Section(s) 4cc. 3, BCZR, TO PERMIT A GARACE WITH A HEIGHT OF 22' IN LIEN OF THE PERMITED 15, AND THIS WILL EXCEED THE 15 ft. HEIGHT ALLOWED. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or WE WOULD LIKE TO ADD STOKAGE SPACE OVER THE GARAGE AS WE HAVE RAN OUT OF LOOM FOR STIKAGE INTHE HOUSE AND THIS WILL EXCEED THE ISFT. HEIGHT

Property is to be posted and advertised as prescribed by Zoning Regulations. i, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

	We do solemnly declare and affirm, under the penatities legal owner(s) of the property which is the subject of this P	
	Legal Owner(s)	
	Mr. Wayne D. Rushing	 -
	Julyne D. Rushi	~gy
	Mrs. Anna M. Rushing	
recode	Grana M. Lushur	
•	18601 Brick Store Rd.	410-374-24
	Hampstead Md.	21074
	City State Name: Addless and phone number of representative to b	Zipcode e contacted
	W. Rushing	
	Name	
Zipcode	Address	Phone No.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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PAYMENT WILL BE MADE AS FOLLOWS:

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2) Billing for regal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

	ARNOLD JABLON, DIRECTOR
	ARNOLD SABLON, DIRECTOR
For newspaper advertising:	
Item No.: 4/4	
Petitioner: Wayne D. & Anna M.Rushi	ng
Location: 18601 Brick Store Road	
PLEASE FORWARD ADVERTISING BILL TO:	
NAME: Anna M. Rushing	
ADDRESS: 18601 Brick Store Road	
Hampstead, Md. 21074	
PHONE NUMBER: 374-2447	

(Revised 04/09/93)



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

May 26, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

CASE NUMBER: 95-418-A (Item 414) 18601 Brick Store Road E/S Brick Store Road, 1150'+/- SE of c/l Opper Beckleysville Road 5th Election District - 3rd Councilmanic Legal Owner(s): Wayne D. Rushing and Anna M. Rushing

WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 28, 1995. The closing date (June 12, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public bearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the

closing date. Failure to return the sign and post will result in a \$60.00 charge. PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER

cc: Wayne and Anna Rushing

Printed with Soybean Ink

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

June 8, 1995

Mr. and Mrs. Wayne D. Rushing 18601 Brick Store Road Hampstead, Maryland 21074

> RE: Item No.: 414 Case No.: 95-418-A Petitioner: W. D. Rushing, et ux

Dear Mr. and Mrs. Rushing:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr. Zoning Supervisor

Attachment(s)

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BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

Development Coordination

SUBJECT: Zoning Advisory Committee Agenda: 5/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 413 417

LS:sp

LETTY2/DEPRM/TXTSBF

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 05/31/95

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 30, 1995.

Item No.: SEE BELOW

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 413, 414, 417 AND 419.



ZADM

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



O. James Lighthizer. Secretary Hal Kassoff Administrator

5-26-95

Re: Baltimore County Item No.: 4/4 (JCH)

Dear Ms. Watson:

Room 109

Ms. Joyce Watson

Zoning Administration and

Development Management

111 W. Chesapeake Avenue Towson, Maryland 21204

County Office Building

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

BALTIMORE COUNTY, MARYLAND

The applicant requests a variance to permit a garage with a height of 22' in lieu

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical diffi-

culty and/or unreasonable hardship to justify the granting of the subject Vari-

TO: Arnold Jablon, Director, ZADM

SUBJECT: 18601 Brick Store Road

INFORMATION:

Item Number:

Petitioner:

Zoning:

Property Size:

Hearing Date:

Requested Action:

of the required 15'.

SUMMARY OF RECOMMENDATIONS:

FROM: Pat Keller, Director, OPZ

Rushing Property

INTER-OFFICE CORRESPONDENCE

DATE: June 2, 1995

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Engineering Access Permits

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 5, 1995 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief Revelopers Engineering Section

Zoning Advisory Committee Meeting for June 5, 1995 Items 413, 414, 415, 416, 417, 418 and 419

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

PETITION PROBLEMS **AGENDA OF MAY 30, 1995**

#412 -- JCM

Legal owner name on petition form does not agree with legal owner name on plat. Which one is correct? (Either plat or petition form needs to be

#414 — JCM

Notary section is incomplete/incorrect.

#417 — JLL

No review information on bottom of petition form.

